



philip INDEPENDENT
ESTATE AGENT
Jarvis



25 Northdown Close, Penenden Heath, Maidstone, Kent. ME14 2ER.

Guide Price £500,000 Freehold

Property Summary

"I really like the position of this stylish house. Found at the bottom of the cul-de-sac with a sunny aspect and particularly large corner plot".- Philip Jarvis, Director.

There is no onward chain with this three bedroom 'art deco' style three bedroom semi detached house.

Found in the heart of Penenden Heath an early viewing comes most recommended.

Downstairs the accommodation is arranged with a separate sitting room with bay window to the front. There is a large open plan kitchen/dining room with modern kitchen units and double doors onto the patio and garden. There is also a useful cloakroom.

Upstairs there are three bedroom with a range of fitted wardrobe cupboards to one wall in the main bedroom. There is also a large modern shower room with walk in shower which was formally the bathroom.

Found on a large corner plot the sunny aspect rear garden measures approximately 80ft by 60ft and there is an extensive patio area with hot tub. There is a large brick block parking area to the front of the house leading to the detached single garage which is 21ft long.

Although presented to a high standard with a modern kitchen and shower, double glazing and gas central heating, we believe subject to the relevant consents, there is a real opportunity to further develop this comfortable property.

Penenden Heath is a sought after and ever popular suburb of Maidstone. There is a parade of shops and primary schools found within walking distance and there is excellent access to the M20 motorway nearby and the three railway stations in Maidstone.

Features

- Three Bedroom 'Art Deco' Style Semi-Detached House
- End Of Cul-De-Sac Position
- Large Corner Plot
- Good Decorative Order
- Brick Block Driveway To The Front
- EPC Rating: D
- Sought After Penenden Heath Location
- No Onward Chain
- Potential To Extended Subject To Planning Permission
- Modern Kitchen & Shower Room
- Detached Garage & Hot Tub
- Council Tax Band D

Ground Floor

Hall

Double glazed frosted window to side. Stairs to first floor. Small understairs cupboard. Radiator. Downlighting.

Sitting Room

17' 0" into bay x 12' 8" max (5.18m x 3.86m) Double glazed feature half bay window to front. Radiator. Fireplace with pebble effect gas fire. Radiator. Downlighting.

Kitchen/Dining Room

19' 4" x 12' 6" max (5.89m x 3.81m) Double glazed window to rear. Double glazed doors to rear with full length double glazed windows to either side. Double glazed door to side. Range of modern base and wall units. Stone worktops with inset one and a half bowl sink unit. Stainless steel electric oven and four ring gas hob with extractor hood over. Integrated dishwasher. Slimline wine cooler. Integrated freezer. Space for fridge. Plumbing for washing machine. Cupboard housing boiler. Further double cupboard. Radiator. Downlighting.

Cloakroom

White low level WC. Hand basin. Chrome towel rail. Extractor. Downlighting. Laminate floor.

First Floor

Landing

Double glazed window to side. Access to loft. Downlighting. Radiator.

Bedroom One

15' 9" into bay x 9' 6" to wardrobe door (4.80m x 2.90m) Double glazed half bay window to front. Radiator. Set of five double wardrobe cupboards to the majority of one wall.

Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m) Double glazed window to rear. Radiator. Downlighting.

Bedroom Three

7' 10" x 7' 10" (2.39m x 2.39m) Double glazed window to rear. Double glazed frosted window to side. Radiator. Downlighting.

Shower Room

9' 8" x 7' 10" (2.95m x 2.39m) This was formally the bathroom. Double glazed frosted window to front. Modern suite of low level WC and large pedestal hand basin. Walk in shower with Aqualisa shower unit. Chrome towel rail. Fully tiled walls. Tiled floor. Downlighting. Extractor.

Exterior

Front Garden

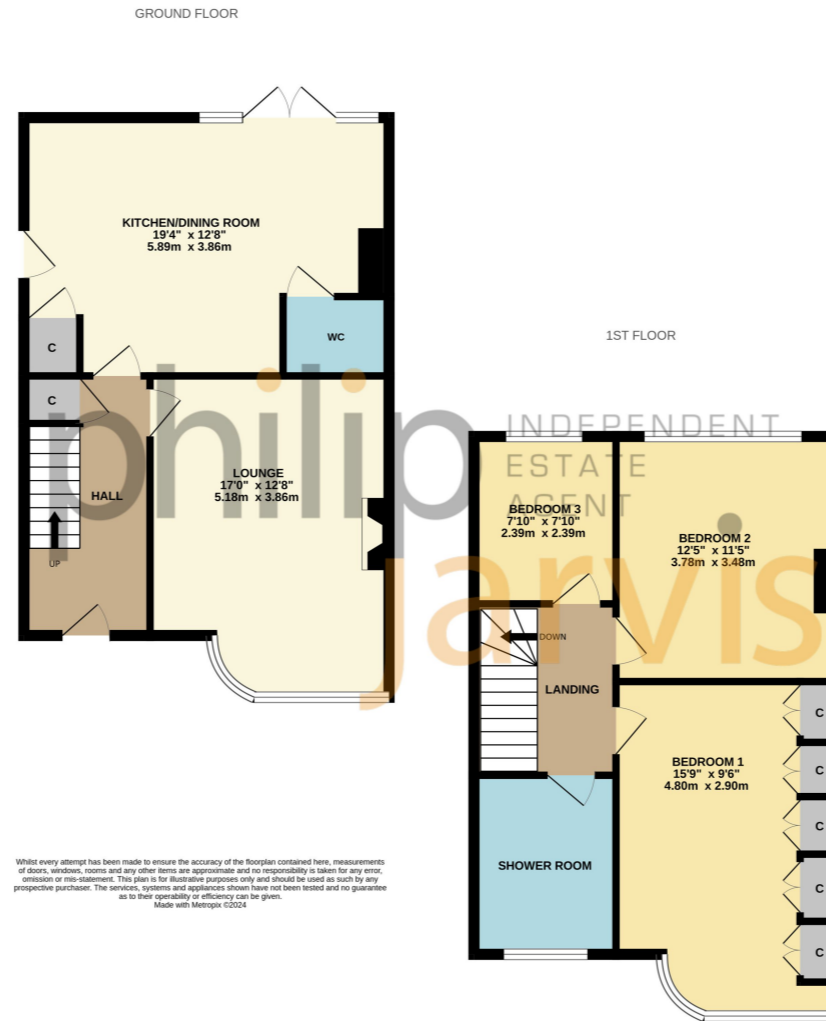
The front garden consists of a brick block driveway area with two small brick walls to either side.

Garage

21' 0" x 8' 10" (6.40m x 2.69m) Up and over door. Power and lighting. Pedestrian door to side.

Rear Garden

Large Angular shaped garden measuring 80ft max in length by 60ft max in width. Sunny aspect. Extensive patio area. Hot tub. The garden is laid mainly to lawn. There is a summerhouse measuring 11' 6" x 10' and a garden shed. There is also a side pedestrian access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

naea
propertymark

arla
propertymark



Viewing Strictly By Appointment With